

5.9 LAND USE

This section provides an assessment of land use issues and impacts for the MPP.

An evaluation of the MPP's conformance with local plans, land use regulations and general land use compatibility is provided in this section. Land uses are described within 1 mile of the project site. There are no offsite linear facilities proposed for this project so the analysis is limited to the 1-mile area around the plant site. Reasonably foreseeable future development within the affected area is discussed in Section 5.9.2.3, Cumulative Impacts.

Land uses in California are regulated using various methods of land use controls. Cities and counties in California are required by law to adopt a comprehensive, long-term General Plan for the physical development of their jurisdictional areas. The General Plan includes a Land Use Element that establishes a pattern of appropriate land uses, as well as policies and guidelines for development of those uses. Local zoning ordinances, Specific Plans, and maps implement the Land Use Element of the General Plan. It is important to note that the Land Use Element reflects an ultimate pattern and that the zoning ordinances and zoning maps reflect current land use designations. Zoning designations may differ from land use designations. Building codes establish requirements for safe and sanitary structures. Subdivision controls and grading requirements regulate the design and improvement of subdivisions.

5.9.1 Affected Environment

The affected environment is defined by the CEC on the basis of the study area boundary. The proposed MPP includes, but is not limited to, the territory within 1 mile of the existing COB power generating facility. The COB has jurisdiction over all of the affected area within one mile of the plant site. The City of Glendale is located approximately 1.1 miles south and southwest of the existing COB facility. The land use study area and the major jurisdictional boundaries are shown on Figure 5.9-1. Potentially sensitive land uses include recreational and religious sites, schools, parks, hospitals, library, and residential areas. Sensitive land uses may also include cultural and historic sites, as well as natural scenic areas. Sensitive land uses within the study area boundary are identified in Table 5.9-1.

5.9.1.1 Regional Setting

The MPP is located within the COB in the eastern portion of the San Fernando Valley. The COB is bordered by the City of Glendale to the south and east, and the City of Los Angeles to the north and west. The COB is within Los Angeles County. The project does not include

TABLE 5.9-1

**SENSITIVE LAND USE RECEPTORS WITHIN
PROJECT STUDY AREA (1 MILE OF PLANT SITE)**

Land Use Map Identification	Sensitive Receptor
Residential	
R-1	Single Family
R-1-H	Single Family Horsekeeping
R-2	Two Family
R-3	Multiple Low Density
R-4	Multiple Medium Density
R-5	Multiple High Density
Recreational	
CR	Commercial Recreational George Izay Park Senior Citizen Center Recreation Center
OS	Open Space McCambridge Park

linear facilities outside of the existing COB facility. In addition, the existing infrastructure within the area will not require upgrades to accommodate the proposed project.

The land uses within the study area are industrial, commercial and residential. The majority of the new growth in the study area is commercial, as shown on Figure 5.9-2.

5.9.1.2 Project Site and Vicinity

The project will be constructed within the existing COB generating facility site. The project site is located at 164 Magnolia Boulevard in the COB. The site is west of the Golden State Freeway (I-5) between Magnolia Boulevard and Olive Avenue, just south of Victory Street as shown on Figure 5.9-1. The MPP site is located within Township 1 North, Range 14 West on the USGS Burbank Quadrangle. The assessors parcel number (APN) is 2451-011-902. Primary access to the site from the south is from the I-5 to Burbank Boulevard, to Victory Boulevard, to Olive Avenue, to the south entrance of the site. Access to the site from the north is from the I-5 to Flower Street, to Olive Avenue, to the south entrance of the site.

The existing power generating facility is currently owned and operated by the COB. The Applicant for this project is the SCPPA. The MPP will be sited adjacent to the existing COB

Facility, replacing several existing structures with a new combined cycle power facility. The proposed project includes a power island, switchyard upgrades, buildings, cooling towers, storage tanks, gas compressors, onsite underground transmission lines, and parking lots. The existing offsite infrastructure facilities for natural gas, water, power, wastewater and sewer are sufficient to serve the new facility. The project does not include offsite pipelines, transmission lines, or transmission towers. The project does include temporary offsite parking areas and an offsite construction laydown area.

5.9.1.3 General Plan, Redevelopment Plan and Zoning Designations

The MPP is consistent with the COB's existing and planned uses and zoning designations for the site and surrounding area. The project site is designated General Manufacturing by the Land Use Element of the Burbank General Plan. In addition, the existing plant is designated Public Facility in the Land Use Element. The existing zoning designation is M-2 General Industrial Zone. Public utility facilities are a permitted use in the M-2 Zone district. The project site is located in the South San Fernando Redevelopment Project Area as well. According to Ms. Joy Tuncay, Principal Planner for the COB, agricultural land uses are not included in the General Plan for the COB since there are currently no agricultural resources within the City limits. Section 5.4, Soils and Agricultural Resources, provides an assessment of the MPP effects on soil resources in the project area. The existing land use designations of the site and surrounding 1-mile area are shown on Figure 5.9-3. The MPP site is immediately surrounded by industrial and commercial land uses. Land uses in the vicinity of the project site include:

- North: Magnolia Boulevard, industrial uses
- East: Southern Pacific Railroad line, I-5, and mass transportation facilities
- South: Olive Avenue
- West: Industrial uses, commercial uses, and Victory Boulevard.

Land Use Element. The industrial land use category in the Land Use Element of the Burbank General Plan is divided into three subcategories:

- **General Manufacturing.** The intent of this classification is to provide land for manufacturing, assembly and fabrication. This land use includes large-scale or specialized industrial operations and airport-related industrial uses.
- **Restricted Industry.** The intent of this classification is to provide land for those industrial operations that require an environment free from nuisances such as odors, noise, vibrations, or smoke, and which themselves are relatively unobtrusive. Included in this category are non-manufacturing industries, hospitals, media-related industries, wholesale facilities, and warehouses engaged in storage supply and distribution.

- **Horse Compatible.** The intent of this classification is to allow only those land uses which can be shown to be compatible with nearby single-family horsekeeping neighborhoods. Whereas single-family horsekeeping is the preferable use in this area, light industrial or quasi-industrial uses are permitted where they can be shown to be compatible with the adjacent horsekeeping areas.

The COB Land Use Element of the General Plan designates 1,173 acres for industrial purposes. The purpose of the Industrial land use designation is to provide areas within the COB to facilitate the manufacture and provision of goods, services, and employment. It is the intent of the Land Use Element that industrial sites be attractive, convenient, and safe, and that they be located so as to benefit both industry and the community. The Industrial land use designation promotes the COB's role as a regional industrial area and as a significant employment center within the Los Angeles region.

The Public Facilities land use designation indicates and provides land for a variety of public and quasi-public facilities. The objective of the Land Use Element in designating Public Facilities sites is to preserve public amenities and necessary public facilities for which alternative sites would be difficult to procure. The COB is highly developed and therefore, the acquisition of additional property for public facilities is not practical. As a result, existing public facility sites will not be relinquished unless it can be demonstrated that they will no longer be necessary to the public. In addition, it is the intent of the land use element that public facilities be located in areas of compatible land use and that their location reflect the policy of distributing service facilities equitably throughout the community.

M-2 Industrial Zone Designation. The MPP site is designated M-2 pursuant to Chapter 31 of the COB Municipal Code. Additional zone designations of the surrounding one 1-mile area are identified in Table 5.9-2 and on Figure 5.9-4.

The M-2 or general industrial zone is intended for the development of the manufacturing process, fabrication, and the assembly of goods and materials. A power plant facility is a permitted use in the M-2 Zone district.

City of Burbank Redevelopment Plan. The COB adopted a Redevelopment Plan for the South San Fernando Redevelopment Project area in June 1997. This area includes the existing COB facility and surrounding area as shown on Figure 5.9-5. The purpose of establishing the South San Fernando Redevelopment Project Area was to revitalize the area and eliminate both physical and economic blight. Additional goals included promoting economic development, promoting local job opportunities, and recycling underutilized

TABLE 5.9-2**ZONING DESIGNATIONS WITHIN THE PROJECT STUDY AREA**

City of Burbank Zoning Designations Within 1 Mile of the MPP Site	
R-1	Residential Single Family
R-1-H	Residential Single Family Horsekeeping
R-2	Residential Two Family
R-3	Residential Multiple Low Density
R-4	Residential Medium Density
R-5	Residential High Density
C-2	Commercial Limited Business
C-3	Commercial General Business
C-4	Commercial Unlimited Business
M-1	Limited Industrial
M-2	General Industrial
NB	Neighborhood Business
GO	Garden Office
RC	Rancho Commercial
RBP	Rancho Business Park
BCC-1	Burbank Center Commercial Retail-Professional
BCC-2	Burbank Center Commercial Limited Business
BCC-3	Burbank Center Commercial General Business
BCCM	Burbank Center Commercial Manufacturing
AD	Auto Dealership
RR	Railroad
OS	Open Space
PD	Planned Development

property to accommodate higher and better economic uses while enhancing the COB's financial resources. Additional goals of the South San Fernando Redevelopment Project are discussed in Section 5.9.2.

5.9.1.4 Worker Parking and Equipment Laydown Area

Material and equipment staging areas will be necessary during the construction period. Staging areas will serve as field office locations, laydown areas and equipment, vehicle and material storage areas. Construction workers will be allowed to park at either of two designated parking areas, as described below.

- The primary off-site parking area north of the MPP site is Old Front Street. Construction personnel can walk to the MPP site from this lot. Approximately 300 parking spaces will be available at this site. This area is zoned Automobile Dealership and is paved. The zoning designation does not allow for the site to be used for parking. The SCPPA is working with the COB to allow the use of this site as worker parking.
- The second designated parking area is a paved area along San Fernando Boulevard between Hollywood Way and Buena Vista, along the railroad tracks. Workers will be transported to the project site by shuttle. Approximately 100 parking spaces will be available on this site. This site is zoned Railroad and is currently paved. Use of this site for parking will require a Conditional Use Permit (CUP).

The project will also include one temporary offsite equipment laydown area located along Victory Place adjacent to the railroad tracks, between Empire Avenue and Maria Street. This 2.4-acre site is zoned Railroad. Use of this site for a temporary laydown area will require a CUP. The parking and laydown areas are identified on Figure 5.9-1.

5.9.1.5 Zoning Trends

According to Ms. Tuncay, zoning trends have remained constant since the adoption of the General Plan in 1988. Minor zoning adjustments have been approved that include individual properties. However, the zoning trends identified in the 1988 General Plan will be incorporated into the General Plan update that is planned for the near future.

The COB is currently in the very early phase of considering the preparation of a Master Plan that would include the area of the MPP. The intent of the Master Plan is to provide design guidelines for projects within a specific area. Currently, there are no specific design guidelines for new construction projects. This information was provided by Ms. Ruth Davidson-Guerra of the COB Redevelopment Division.

A list of discretionary reviews performed within the past 18 months for the COB is included in Table 5.9-3.

5.9.2 Environmental Consequences

The following section discusses the potential effects of project site preparation, construction and operation on existing land uses and land use resources of the project area. Potential cumulative impacts are also discussed. As outlined in Appendix G of the CEQA Guidelines, project related impacts are considered significant if they conflict with adopted environmental

TABLE 5.9-3**DISCRETIONARY REVIEWS PERFORMED WITHIN THE PAST 18 MONTHS**

Case Number	Project Address	Project Description	Applicant	Filing Date	City's Final Action
Developmental Review					
2000-1	632 S. Glenwood Place	Commercial, office and garage	Del Rey Properties	01/19/2000	
2000-2	428 E. Santa Anita	16 unit apartment complex	August Bacchetta	01/20/2000	
2000-3w/ CUP 2000-4	4012 W. Burbank Boulevard	(2) new bays, 2 story waiting area, storage	Wednwesen Lemma (Demekech Asfaw)	01/26/2000	
2000-4	250 S. Glenoaks	Demolition of gasoline station	United Oil	02/04/2000	
2000-6 w/ PD 2000-1	San Fernando/Verdugo	Multi residential senior citizen apartment project	META 1999	03/21/2000	
2000-7 w/ PD 2000-2	600 S. San Fernando Boulevard	New construction of 18 affordable housing units	United Cerebral Palsy	03/23/2000	
2000-5 w/ PD 99-2	425-477 E. Angeleno	145 unit assisted living facility	Belmont Village	07/07/1999	
2000-8 w/ PD 2000-3					
DR 2000-9	2150 N. Glenoaks Boulevard	3,800 sf. addition to existing 8,555 sf. Masonic Lodge No. 406	Redevelopment (Ruth Davidson-Guerra)	05/04/2000	
DR 2000-10	511 South Buena Vista Street	Recreation/assembly facility	Sisters of Providence of California	05/15/2000	
2000-11	312 W. Valencia	Two-story apartment building 2, 3 & 4 bedrooms	August Bacchetta	06/09/2000	
2000-12	2555 North Hollywood Way (N.W.C. Hollywood Way & Empire Street)	Business park 630,000 sq. ft.	Zelman Industrial Partners (A-1 North)	07/14/2000	
2000-13	270-300 E. Providencia	Demolition/construction of apartment complex	Hany Edward Awad	07/13/2000	
2000-14 w/ PD 2000-4	466 E. Olive Avenue	183 unit apartment project	C&J Properties #7, LLC	08/14/2000	
2000-15 w/ CUP 2000-28	3220 Winona Avenue	Two story office building w/parking structure	Jonathan Watts/Cunningham Group	08/17/2000	
2000-16 w/ CUP 2000-29	1028 S. San Fernando Boulevard	Res. adj. drive-through-Walgreens	Crown Alameda Associates, LLC	08/18/2000	

TABLE 5.9-3**(CONTINUED)**

Case Number	Project Address	Project Description	Applicant	Filing Date	City's Final Action
Developmental Review (continued)					
2000-17	2820 N. Ontario	5 industrial buildings	Howard L.L.C.	08/18/2000	
2000-18	3003-15 Riverside Drive	20 townhomes	Montage Development Flee Group	10/02/2000	
2000-19 w/ PD 2000-5	North Triangle – Olive, Alameda, Lima	Planned development	PW LLC	10/11/2000	
2000-20	221 Screenland Drive	Six unit-two story apartment building	August Bacchetta	10/16/2000	
2000-21	2244 N. Buena Vista	Temporary buildings	Boys & Girls Club	10/18/2000	
2000-22 w/ CUP 2000-38	911 W. Magnolia	New auto repair shop	Yrvand Torosian	10/19/2000	
2000-23 w/ CUP 2000-39	1200 S. Flower Street		Home Depot	10/23/2000	
2000-24 w/ CUP 2000-41	407 N. Bethany Road	Synagogue school in R-1	Burbank Temple Emanu El	10/31/2000	
2000-25 w/ CUP 2000-43	3810 Riverside Drive	76 unit motel	Auggie Bacchetta	11/29/2000	
2000-26	524 S. San Fernando Boulevard	Restaurant & lube & detail staffs	A. Bacchetta	11/30/2000	
2000-27	606-612 East Tujunga	16 unit apartment building over semi sub garage	A. Bacchetta	11/30/2000	
2000-28	110 W. Spazier Avenue	672 sf. addition to front of existing building	Douglas Gruninger/St. 440	12/15/2000	
2001-1 w/ PD 2001-1	320 North Buena Vista Street	Single story public library	Charles Walton Associates	01/12/2001	
2001-2	553 East Angeleno Avenue	4-unit apartment building	Royal Investments, Inc (Herb Young)	01/26/2001	
2001-3	3914 W. Victory Boulevard	4-apartment units	Bismarh Rivera	02/02/2001	
Accessory Structure					
99-1	1139 N. Ontario Street	Accessory structure entry change	Raymond Terranova	02/01/1999	
99-2	1039 E. Santa Anita Avenue	Game room/study	A. Art Chebishian	02/24/1999	

TABLE 5.9-3**(CONTINUED)**

Case Number	Project Address	Project Description	Applicant	Filing Date	City's Final Action
Accessory Structure (continued)					
99-3	830 N. Niagara Street	Second story addition over ex. garage for art studio	Thomas & Carol Tyminski	03/25/1999	
99-4	819 Olive Avenue	Add bath with sink, toilet, shower	Levik Kodaverdian	03/30/1999	
99-5	922 N. Frederic Street	264 sf. rec rm & half-bath	Gabriel Baron/Nora Johnson	03/30/1999	
99-6	521 Stanford Road	Game room inside new garage	Jeff and Sue Ann Brocca	04/06/1999	
99-7	212 S. Lomita Street	Add changing room for pool/jacuzzi	David & Karen Yonan	04/29/1999	
99-8	814 N Lincoln Street	Rebuild garage w/ rec room above	Jerry & Susan Machado	05/07/1999	
99-9	1331 N. Catalina	Add shop to garage	Lauren Schmidt	05/10/1999	
99-10	1123 N. Lamer	Office of garage w/ basin & toilet	Alex Careaga	06/14/1999	
99-11	328 S. Mariposa Street	Addition storage/workshop	Alon Vivat	06/28/1999	
99-12	238 N. Frederic Street	Recreation room	Oconer Developer	06/28/1999	
99-13	1515 N. California Street	Building garage w/ sink & toilet	Phil Mulligar	06/29/1999	
99-14	839 E. Verdugo Avenue	2 car garage	Karen Kagramanian	07/01/1999	
99-15	521 S. Glenwood Place	Adding bathroom to garage	Daniel Wayne Boulais	09/02/1999	
99-16	432 Fairview Street	Game room	Robert Allen Beher	09/07/1999	
99-17	1331 N. Frederic Street	Toilet and sink in garage	Mark & Barbara Devall	10/05/1999	
99-18	524 Amherst Drive	Recreation room with a bathroom and pool room	Frank G. and Shelley A. Celano	10/11/1999	
99-19	1020 E. Harvard Road	Convert shed to pool storage	David & Sandra Engel	10/13/1999	
99-20	1520 Screenland	Art studio	Kirk and Mary Jo Ayers	10/15/1999	
99-21	1416 Riverside Drive	Add 2 nd level to existing 2 car garage (detached)	George King & Michael King	11/03/1999	
99-22	716 S. Sunset Canyon Drive	Pool room	Kevin & Linda Muldoon	12/20/1999	
99-23	730 N. Sparks Street	To add garage	Philip & Karen Sartuche	12/21/1999	
2000-1	1171 E. Providencia	300 sq. ft. accessory attached to two car garage	Tom Tunnichliff, Jr.	01/13/2000	

TABLE 5.9-3**(CONTINUED)**

Case Number	Project Address	Project Description	Applicant	Filing Date	City's Final Action
Accessory Structure (continued)					
2000-2	501 N. Frederic Street	Pool room w/ half-bath rear of new garage	Lloyd Todd, Todd Const. & Design	01/18/2000	
2000-3	1025 San Jose	Existing structure to be converted to garage	Robert and Margaret Shahnazarian	01/24/2000	
2000-4	524 N. Myers Street	Add attached office to rear of garage	Marshall Bowen & Denise Vanzago	01/25/2000	
2000-5	4243 McFarlane Avenue	Recreation room in existing 4 car garage	Ellis Construction	02/14/2000	
2000-6	820 E. Providencia Avenue	Hobby/work shop attached to new garage	David & Elizabeth Carletta	03/07/2000	
2000-7	1806 N. Brighton Street	Garage/game room	Jeff M. Norihiro	06/09/2000	
2000-8	806 S. Kenneth Rd	Addition (recreation/laundry room)	Sharon Sansone & Tobi Sansone	06/20/2000	
2000-9	653 N. Buena Vista	Add three-quarter bath room behind existing garage		07/17/2000	
2000-10	1062 E. Verdugo Avenue	Adding 96 sf acc. with three-quarter bath	Ashot Aharonain	07/25/2000	
2000-11	634 S. Parish Place	Add 2 nd story above existing garage	Chris Planter	09/08/2000	
2000-12	1326 N. Brighton Street	Detached garage and accessory structure	Jerry Wyatt Trapp	10/13/2000	
2000-13	221 N. Naomi Street	Rec. room with bathroom attached to garage	Patrick J. Griffin	11/09/2000	
2001-1	306 North Reese Place	Pool house improvements	Anne Osborne, Lee Harting	02/06/2001	
Administrative Use Permit					
99-2	611 S. Griffith Park	Large family day care facility	Peace Family Childcare	08/31/1999	
99-3	935 N. Rose Street	Residence large family day care home	Beatriz Roza	09/20/1999	
99-4	706 Priscilla Lane	Large family day care	R. Bridgette Gerholdt	11/01/1999	
99-5	542 N. Shelton Street	Convert 8 apartments to 8-unit condo	Michael & Kathryn McDonald	11/22/1999	

TABLE 5.9-3**(CONTINUED)**

Case Number	Project Address	Project Description	Applicant	Filing Date	City's Final Action
Administrative Use Permit (continued)					
2000-1	115 North Hollywood Way	Backup child care center	Rosemary Jordano, CEO, Children First, Inc.	01/11/2000	
2000-2	805 E. Verdugo Avenue	Large family daycare	Lilit Petrosian	03/07/2000	
2000-3	2101 W. Monterey Avenue	Large family daycare	Margaret Kamala Abeysekeva	03/14/2000	
Conditional Use Permit					
99-23	1717 Rudell Rd Lot A	Single family residential dev.	Focus Engineering Inc.	07/28/1999	
99-28 w/ VAR 99-11	1043 E. Verdugo Avenue	Converting garage	Adel Rofail	09/02/1999	
99-29 w/ VAR 99-12 & DR 99-21	407 Bethany Road	Convert St. to synagogue school	Burbank Temple Emanuel	09/10/1999	
99-30 w/ DR 99-19	2240 N. Hollywood Way	Ofc 56,200, 180 cars, Elks Lodge 14,000	Daniel Chudnovsky AIA	09/13/1999	
99-31	2011 N. Brighton Street	Building parking lot	Blu Construction	09/13/1999	
99-32	1869 N. Victory Place	Wireless telecommunications	Sprint PCS	10/04/1999	
99-33	914 N. Fairview Street	Private parking for adjacent property	Kalmenson & Kalmenson	10/13/1999	
99-34	260 E. Magnolia Boulevard	Amend CUP 98-18	ADRD, Inc. dba Gitana	10/19/1999	
99-35	465 E. Olive Avenue	Annual casino night	Bellarmino-Jefferson	10/25/1999	
99-36	2609 Burbank Boulevard	Health & social services for adults	Levon Arsenyan	11/02/1999	
99-38 w/ DR 99-25	3000 W. Olive Avenue	Burger King	RP Restaurants, Inc. R.C. Parks	11/30/1999	
99-39	218 Skyline Dr	Second dwelling unit	Lewis & John Akmakjian	12/15/1999	
99-40 w/ VAR 99-15	926 E. Orange Grove	2 nd dwelling unit	Karo G. Chebishyan	12/29/1999	
99-41 w/ ZMA 99-1	126 Screenland Avenue Lot 38	Construct parking lot	Peter McGrath	09-29-1999	
2000-1	2600 W. Olive Avenue	Install telecom hub site	Peter Broy/Winnstart Comm. Inc.	01/07/2000	
2000-3	716 N. Mariposa Street	Machine shop	Anthony & Antonette Scurria	01/14/2000	
2000-4 w/ DR 2000-3	4012 W. Burbank Boulevard	(2) new bays, 2 story waiting area, storage	Wendwesen Lemma (Demekech Asfaw)	01/26/2000	

TABLE 5.9-3**(CONTINUED)**

Case Number	Project Address	Project Description	Applicant	Filing Date	City's Final Action
Conditional Use Permit (continued)					
2000-5		CalTrans right of way	AT&T Wireless Services		
2000-6	131 N. San Fernando Boulevard	Permanent liquor license	Fantasia Billiards	02/22/2000	
2000-7	3021 W. Magnolia Boulevard	Convert storage use area into space used for voice casting sound & control booths	Kalmenson & Kalmenson	03/14/2000	
2000-8	444 S. California Street	Demo existing stables	Leah Marinelli	03/20/2000	
2000-9	235-241 E. Santa Anita	Demolish existing and re-construct	Burbank School District	03/28/2000	
2000-10	1806 Richard Street	Recreation room	Bacchetta and Associates	04/05/2000	
2000-11	3201 N. Glenoaks Boulevard	Adult day health care center	Tils, Inc. (Julal Const. Inc)	04/06/2000	
2000-12	303 N. Glenoaks Boulevard	Wireless telecommunications facility	Merticom, Inc. (David Gregory)	04/28/2000	
2000-14 w/ VAR 2000-14	1925 Screenland Road	New 1-story	José A. Magana	05/19/2000	
2000-15	504 E. Hampton Road	Covered patio converted into an office	Sonia Oganessian/Tigran Oganessian	05/25/2000	
2000-16		Landfill	City of Burbank	2000	
2000-17	843 N. Naomi Street	Legalize an existing acc. structure	Judie Geren	06/05/2000	
2000-18	524 S. San Fernando Boulevard	Restaurant and lube garage	Mr. Sarkis Alebian & Asmik Yetarian	06/05/2000	
2000-19 w/ ZTA 2000-4	1807 B West Magnolia Boulevard	Cat hospital	Oakbrook Catteries	06/08/2000	
2000-20	4201 W. Alameda	Dry cleaners	Fouad Habib	06/23/2000	
2000-21	320 N. San Fernando Boulevard	Planner's determination – mixed entertainment media office	Technicolor, Inc.	07/11/2000	
2000-22	2340 Hollywood Way	Sprint PCS wireless antenna cell site	Sprint PCS	07/17/2000	
2000-23	1070 E. Magnolia	Single family	Not identified	06/28/2000	

TABLE 5.9-3**(CONTINUED)**

Case Number	Project Address	Project Description	Applicant	Filing Date	City's Final Action
Conditional Use Permit (continued)					
2000-24	601 Lake Street	Passive Park	City of Burbank Parks, Recreation & Community Services	07/27/2000	
2000-25 w/ VAR 2000-15	1524 N. Pepper Street	Convert utility and workroom into 2 nd dwelling	Lucy Guerra	08/02/2000	
2000-26	710 N. Mariposa Street	Electronics equipment mfg.	Dwin Electronics Inc.	08/11/2000	
2000-27	303 N. Glenoaks	Installation of one 42"	XM Satellite Radio Inc. c/o Royce Kincaid	08/16/2000	
2000-28 w/ DR 2000-15	3220 Winona Avenue	2 nd story office bldg w/parking structure	Jonathan Watts/Cunningham Group	08/17/2000	
2000-29 w/ DR 2000-16	1028 S. San Fernando Boulevard	Res. adj. drive-through Walgreens	Crown Alameda Associates, LLC	08/18/2000	
2000-30	990 Hollywood Way	Retail/restaurant/office	Not identified		
2000-31	2623 West Magnolia Boulevard	Hours	Tin Horn Flats Bar & Grill – Darla Cook	09/15/2000	
2000-32 w/ ZMA 2000-3	709 E. Cypress	Residential parking lot	Burbank Unified School District	09/2000	
2000-33	303 N. Glenoaks Boulevard	Install telecommunications HUB site	Peter Broy/WinStar Wireless, Inc.	09/20/2000	
2000-34	740 N. Fairview Street	Add 560 sf to existing detached garage	Dennis C. Wilson	09/22/2000	
2000-35	675 S. Glenwood	Wireless Telecommunications Facility	Larry Miner/JM Consulting Group	09/26/2000	
2000-36 w/ VAR 2000-17	504 E. Hampton Road	Detached S.D. unit from main house	Awin Company	10/03/2000	
2000-37	922 N. Bel Aire Drive	New two car garage	Ricardo Urquidi/K-Consultants	10/11/2000	
2000-38 w/ DR 2000-22	911 W. Magnolia Boulevard	New auto repair shop	Yrvand Torosian	10/19/2000	
2000-39 w/ DR 2000-23	1200 S. Flower Street	Retail	Home Depot Home Center	10/23/2000	

TABLE 5.9-3**(CONTINUED)**

Case Number	Project Address	Project Description	Applicant	Filing Date	City's Final Action
Conditional Use Permit (continued)					
2000-40 w/ VAR 2000-18	814 E. San Jose	2 nd dwelling unit hobby room	Karen Azizyan	10/30/2000	
2000-41 w/ DR 2000-24	407 Bethany Road	Synagogue	Burbank Temple Emanu El	10/31/2000	
2000-42	818 E. Orange Grove Avenue	Art studio from garage	Karo Ovasapyan	11/21/2000	
2000-43 w/ DR 2000-25	3910 Riverside Drive	16 unit motel	A. Bacchetta	11/22/2000	
2001-1	181 W. Alameda	To retail beer & wine sales during bus. hours	Burbank ETD & Touch Wash	01/05/2001	
2001-2	2501 W. Burbank Boulevard	Wireless Antenna Facility	Michael Collier for Gianni and Assoc.	01/18/2001	
2001-3	1938 N. Kenwood	Second D.U. New Occupant	Alice L. Fox	01/31/2001	
2001-4	1228 ½ E. Tujunga Avenue	New Construction of SF S.D.U.	Erick Kashani/Windsor Loan	02/02/2001	
General Plan Amendment					
2000-1 w/ PD 2000-6		Burbank-Glen-Pasadena Airport Expansion	City of Burbank	10/30/2000	
2000-2		Citywide housing element of general plan	City of Burbank	10/31/2000	
2000-3 w/ PD 2000-4 & DR 2000-14		Planned development	C&J Properties #7, LLC	12/05/2000	
2001-1 w/ ZMA 2001-1	1105 N. Valley Street	Re-zone from R-1 to R-2	Paul and Carla Grace	01/22/2001	
Lot Line Adjustment					
99-7 w/ GPA 99-4 & PD 99-3	2801 Hollywood Way	Terminal expansion	Burb-Gln-Pas Airport Authority	09/15/1999	
99-8	3307 Castleman Lane	Lots 39 and 40 of tract 35035	Lennar Homes	11/30/1999	
99-9	465-477 E. Angeleno	Assisted living facility & surface prkng	Belmont Village	12/23/1999	
2000-1	Empire/Victory Place	Mixed use project 103 acres – retail restaurants	Zelman Retail Partners, Inc	11/08/2000	

TABLE 5.9-3**(CONTINUED)**

Case Number	Project Address	Project Description	Applicant	Filing Date	City's Final Action
Lot Line Adjustment (continued)					
2000-2	Tract no. 35035 Lots 129 & 141	Adj. of lines to improve building area on lot 128	Cayman Development Company	11/16/2000	
2000-3	Tract no. 35035 lots 128 & 127	Adj. of lines to improve building area on lot 128	Cayman Development Company	11/16/2000	
2000-4	Tract no. 35035 lots 115, 116, 117, 118 & 136	To improve building area on lots 115, 116, 117 & 118	Cayman Development Company	11/16/2000	
2000-5	Tract no. 35035 lots 108 & 136	To improve building area on lot 108	Cayman Development Company	11/16/2000	
2001-1	3333 Empire Avenue	To conform to phase development	M. David Paul	01/10/2001	
2001-2	3300-3400 Olive Avenue	Office project 585,000 sq ft	M. David Paul	01/10/2001	
Planned Development					
99-3 w/ LLA 99-7 & GPA 99-4	2801 Hollywood Way	Terminal expansion	Burb-Gln-Pas Airport Authority	09/15/1999	
99-4	321 S First Street	Hotel 253 all suite extended	Karl Sternbaum Accord Interests, LLC	11/01/1999	
2000-1 w/ DR 2000-6	San Fernando/Verdugo	Multi residential senior citizen apartment project	META 1999	03/21/2000	
2000-2 w/ DR 2000-7	600 S. San Fernando Boulevard	New construction of 18 affordable units	United Cerebral Palsy	03/23/2000	
2000-4 w/ DR 2000-14 & GPA 2000-3	466 E. Olive Avenue	183 unit apartment project	C&J Properties #7, LLC	08/14/2000	
2000-5 w/ DR 2000-19	North Triangle – Olive, Alameda, Lima	Planned development	PW LLC	10/11/2000	
2000-6 w/ GPA 2000-1		Burbank-Glen-Pasadena Airport Expansion	City of Burbank	10/30/2000	
2001-1 w/ DR 2001-1	320 N. Buena Vista Street	Single story public library	Charles Walton Associates	01/12/2001	
Amendment to 89-9	1010 W. Alameda Avenue	Built-out neighborhood shopping center	Javid Mansouri	01/23/2001	

TABLE 5.9-3**(CONTINUED)**

Case Number	Project Address	Project Description	Applicant	Filing Date	City's Final Action
Planned Development (continued)					
2001-2 w/ TPM 26258	3300 W. Olive Avenue	Office building, theater/dinner club, parking stalls	Maple Dell & McClelland Archt., LLP	02/08/2001	
Tentative Parcel Map					
25416		Geotechnical study Log with PD 98-3		02/05/1999	
25507 w/ PD 98-2			AMC	03/24/1999	
25583	200 W. Olive Avenue	Sales show room & car repair facility	Brott Warner	06/01/1999	
25746	3400 Winona Avenue	Dividing lots	Lee & Associates	09/15/1999	
25816	2240 N. Hollywood Way	Constr. 2 buildings by creating 1 add parcel	HW Burbank, LLC	11/29/1999	
26089	3333 Empire Avenue	TPM No. 26089	M. David Paul Development, LLC	10/19/2000	
26258 w/ PD 2001-2	3300 W. Olive Avenue	Office building, theatre/dinner club, parking stalls	Maple Dell & McClelland Archt. LLC	02/08/2001	
Tentative Tract Map					
TTM 52966 w/CUP 99-37	542 N. Shelton Street	Convert 8 Apt to 8 unit condo	Michael & Cathryn McDonald	11/02/1999	
35035		Tract no. 35035 conditions of approval	Lennar Homes, Dennis Dover	08/07/2000	
53311	428 E. Santa Anita	Tentative tract map 53311 Construct 16 unit condominium	Not identified	08/24/2000	
53395	4447 Lakeside Dr	9 unit condominium under construction	August Bacchetta	01/04/2001	
Variance					
99-1	1800 N. Fairview Street	A 5 ft high redwood fence	Jennifer Fitzpatrick	01/08/1999	
99-2	550 N. Brighton	Rebuild of main structure	Tiesi Construction	01/20/1999	
99-3	2417 N. San Fernando	Remove existing & add 3 new signs	World Oil Marketing Co.	03/02/1999	
99-4	4021 W. Alameda	Sign variance	Milt Chortkoff	04/23/1999	

TABLE 5.9-3**(CONTINUED)**

Case Number	Project Address	Project Description	Applicant	Filing Date	City's Final Action
Variance (continued)					
99-5 w/ CUP 99-11	430 N. Ontario Street	2 nd dwelling unit	Carmen Opegez	05/20/1999	
99-6 w/ CUP 99-12	936 N. Lincoln Street	Second dwelling unit	Luisa Kauashito	05/21/1999	
99-7	269 E. Providencia	Install a sign	Bur Foursquare Church	05/26/1999	
99-8 w/ CUP 99-19 & PD 99-11	906 E. Valencia Avenue	2 nd detached dwelling unit	Azad Khan	09/22/1999	
99-9	636 E. Grinnell Drive	Patio	Glenn & Marianna Loucks	06/30/1999	
99-10 w/ CUP 99-26	300 N. Sunset Canyon Dr	60 foot steel antenna tower	City of Burbank	08/20/1999	
99-11 w/ CUP 99-28	1043 E. Verdugo Avenue	Converting garage	Adel Rofail	09/02/1999	
99-12 w/ CUP 99-29	407 Bethany Road	Convert st. to synagogue school	Burbank Temple Emanuel	09/10/1999	
99-13	2007 Riverside Drive	Cont. existence of 3 ft oleander bushes	Terre Hirsch	12/01/1999	
99-14	502 S. Bel Aire Drive	Construct 5'6" block wall reverse corner lot	George Panossian	12/09/1999	
99-15 w/ CUP 99-40	926 E. Orange Grove	2 nd Dwelling unit	Karo G. Chebishyan	12/29/1999	
2000-1	3000 W. Olive	Burger King	Burger King	03/07/2000	
2000-2	2840 North Hollywood Way	Billboard	Paul Pistulka/George Defrieze/Continental Outdoor Advertising, Inc.	04/04/2000	
2000-3	728 N. Buena Vista Street	Build fence	Curtis Gomez	04/27/2000	
2000-4	3000 N. Hollywood Way	Billboard	Regency Outdoor Advertising, Inc	05/16/2000	
2000-5	911 N. Victory	Billboard	Regency Outdoor Advertising, Inc	05/16/2000	
2000-6	106 W. Burbank Boulevard	Billboard	Regency Outdoor Advertising, Inc	05/16/2000	
2000-7	2305 N. San Fernando	Billboard	Regency Outdoor Advertising, Inc	05/16/2000	

TABLE 5.9-3**(CONTINUED)**

Case Number	Project Address	Project Description	Applicant	Filing Date	City's Final Action
Variance (continued)					
2000-8	249 N. First Street	Billboard	Regency Outdoor Advertising, Inc	05/15/2000	
2000-9	2612 N. Hollywood Way	Billboard	Regency Outdoor Advertising, Inc	05/15/2000	
2000-10	2800 N. San Fernando	Billboard	Regency Outdoor Advertising, Inc	05/15/2000	
2000-11	36 E. Magnolia	Billboard	Regency Outdoor Advertising, Inc	05/15/2000	
2000-12	110 W. Providencia	Billboard	Regency Outdoor Advertising, Inc	05/15/2000	
2000-13	599 S. Bonnywood	Billboard	Regency Outdoor Advertising, Inc	05/15/2000	
2000-14	1925 Screenland Rd	New 1-story	Josè A. Magana	05/19/2000	
2000-15 w/ CUP 2000-25	1524 N. Pepper Street	Convert utility & workroom into 2 nd dwelling	Lucy Guerra	08/02/2000	
2000-16	1003-1005 Bruce Lane	Build stone cement wall	Everardo Rubio	08/28/2000	
2000-17 w/ CUP 2000-35	504 East Hampton Road	Acc structure detached S.D. unit from main house	Awin Company	10/03/2000	
2000-18 w/ CUP 2000-40	814 E. San Jose	Hobby room	Karen Azizyan	10/30/2000	
2000-19	1201 South Lake	Fence height	Oscar Giangrasso	11/07/2000	
2000-20 w/ CUP 2000-28 & DR 2000-15	3220 Winona Avenue	2 nd story office building w/ parking structure	Cunningham Group – Jonathan Watts	12/18/2000	
2001-1	3433 Castleman Lane	Modifications of tract 44-46	Lennar Homes, Inc	01/22/2001	
2001-2	3437 Castleman Lane	Modifications of tract 44-46	Lennar Homes, Inc	01/22/2001	
2001-3	3429 Castleman Lane	Modifications of tract 44-46	Lennar Homes, Inc	01/22/2001	

TABLE 5.9-3**(CONTINUED)**

Case Number	Project Address	Project Description	Applicant	Filing Date	City's Final Action
Zone Map Amendment					
ZMA 98-1 w/ VAR 98-1, CUP 98-2, DR 98-2	747 E. Union Street #102		Design Medical Group	01/02/1998	
ZMA 98-2	1700 Grismer	Zone change back to R-4	City Initiated	01/02/1998	
98-3	4447 Lakeside	Zone change back to R-4	City initiated	01/02/1998	
98-4	3917-3921 Alameda	Zone change back to R-4	City initiated	01/02/1998	
98-5	220 N Valley		City initiated	06/16/1998	
98-6	777 N Front				
99-1 w/ CUP 99-41	126 Screenland Avenue Lot 38		Peter McGrath	09/29/1999	
2000-2	1105 N. Valley Street	Construct 2 nd dwelling unit	Paul and Carla Grace	08/25/2000	
2000-3 w/ CUP 2000-32	709 E. Cypress	PD to R-3	Burbank Unified School District	09/25/2000	
2001-1 w/ GPA 2001-1	1105 N. Valley Street	Re-zone from R-1 to R-2	Paul and Carla Grace	01/23/2001	
Zone Text Amendment					
99-1	Citywide	Post production parking		01/12/1999	
99-2	501 S. Buena Vista		Street Joseph Medical Center	02/04/1999	
99-3		Sexually oriented businesses	City of Burbank	03/02/1999	
99-4		Tree pres./lot shading	City of Burbank	06/03/1999	
99-5		Post production parking	City of Burbank	07/28/1999	
99-6		Prohibit compact spaces	City of Burbank	09/12/1999	
99-7		Fairhousing	City of Burbank		
99-8		P. development	City of Burbank		
99-9		Sober living facility	City of Burbank	09/1999	
99-10		Ext of general plan amendment Measure One			

plans and goals of the community where a project is located. Environmental consequences are discussed in this section relative to the study area within 1 mile of the proposed project site.

5.9.2.1 Plant Facility

Site Preparation. As described in Section 3.8, the MPP will involve the removal of the remaining components associated with Magnolia Units 1 and 2, cooling towers 1, 2 and 3, and one storage facility. The demolition of these facilities will allow for the construction of a new turbine unit. Demolition activities will precede the construction of the new facilities.

Construction. The MPP involves the installation of new power generation equipment at the existing COB site. The proposed project will improve the existing public facility to allow for the upgrade of the power plant with state-of-the-art, highly efficient power generating equipment. This improvement in the power facility will not result in the expansion of industrial areas within the COB. The project is consistent with the existing zoning designation and the land use designations for the site.

Operations and Maintenance. There are no changes proposed to the land uses or zoning designations in the area of the MPP. The existing character of the area surrounding the project site will remain unchanged by the development of the project. As a result, no impacts to land use or zoning will occur due to the MPP.

The project site has historically been used as a power plant facility. The existing and proposed use of the site as a power generating facility is consistent with the General Plan Land Use Element designation of General Manufacturing, and the zoning designation of M-2 General Industrial. Power generating facilities are a permitted use in the M-2 General Industrial Zone district. The proposed new 150-foot tall stack will require a CUP because the height will exceed the maximum allowed in the M-2 Zone district.

The CUP requirement is discussed further in Section 5.9.4.4, Permits Required and Permit Schedule. Potential future development in the project area is specifically addressed in the South San Fernando Redevelopment plan. The proposed project implements the goals and objectives of this Plan. The applicable goals adopted by the COB City Council are as follows:

- Elimination and prevention of the spread of conditions of blight, including but not limited to: underutilized properties and deteriorating buildings, incompatible and uneconomic land uses, deficient infrastructure and facilities, obsolete structures, and other economic deficiencies to create a more favorable environment for commercial, industrial, office, residential, and recreational development.

- Ensuring cohesive design and development standards in the development and/or redevelopment of land for uses consistent with the Redevelopment Plan and the Burbank Center Plan.
- Encouragement of the development and/or redevelopment of properties which incorporate or support the use of integrated multi-modal City-wide transportation, including, but not limited to, light rail, commuter rail, bus, local and circulatory shuttle services, bicycle and pedestrian transportation uses.
- Promotion of the economic development of the Project Area by providing an attractive, well-serviced, and well-protected environment for all residents and visitors.
- Improvement of public facilities and public infrastructure, including, but not limited to, public transportation facilities and improvements.
- Promotion of local job opportunities.
- Encouragement of the cooperation and participation of residents, businesses, business persons, public agencies, and community organizations in the redevelopment and revitalization of the Project Area.
- Implementation of design and use standards to assure high aesthetic and environmental quality, and to provide unity and integrity to developments within the Project Area.
- Recycling and/or development of underutilized parcels to accommodate higher and better economic uses while enhancing the City's financial resources.

The MPP will provide economic development in the form of power for the Participating Members to either use or sell to other area utilities. New employment will be generated by the MPP, and those new employees will have access to the Burbank Regional Intermodal Transportation Center (RITC), which is located at 201 N. Front Street between Olive Avenue and Verdugo Avenue. Additionally, the MPP will use a currently underutilized property to provide a more efficient energy facility that will enhance regional energy resources without introducing additional industrial development within the urban area of the COB.

Abandonment/Closure. Planned permanent closure impact will be incorporated into the facility closure plan and evaluated at the end of the generating station's operating life.

5.9.2.2 Worker Parking and Staging Areas

Site Preparation. Material and equipment staging areas required during the site preparation and construction periods will be located on a previously disturbed site with no known environmental sensitivity. Land uses in the vicinity of the laydown area and parking areas will most likely experience temporary disturbances related to air quality, traffic, noise, and visual resources during the demolition and construction period. Impacts are not considered significant due to the temporary nature of the construction period and the various mitigation measures that will be implemented by the Applicant.

5.9.2.3 Cumulative Impacts

The assessment of cumulative impacts for this project includes a review of other projects where an application has been filed with the COB, as well as projects anticipated by the COB. Figure 5.9-2 identifies the location of major development projects approved or anticipated by the COB Planning Department staff. These projects include:

- **Boeckmann Site.** This project is 103,000 square feet of office space. Entitlements have been obtained and construction is scheduled to begin sometime in 2002.
- **Burbank Entertainment Village.** This project includes the construction of a 16-screen theater/retail complex with 120,000 square feet of retail/restaurant space, and a 40,000-square foot fitness center. Construction should commence in October 2001 and be completed by October 2003.
- **Burbank Plaza.** This project includes entitlements for 210,000 square feet office/retail space. The COB feels the project will return for modifications prior to construction. Construction is expected to commence in October 2003.
- **Marriot Residence Inn.** This project is a 253-room hotel with restaurant and convention space. Estimated construction start date is third quarter 2001 and completion by May 2003.
- **La Dolce Vita Senior Artist Colony.** This project is a 147-unit senior housing project. The project is expected to start construction in January 2002 and be complete in June 2003.
- **Menasco Site.** This is anticipated to be a mixed-use project. No formal submittal has been made to date.

- **600 South San Fernando Boulevard Site.** This project includes the development of 18 residential units for the United Cerebral Palsy Foundation. Construction is expected to commence in October 2001.
- **Vencor Site.** This project involves demolition of existing residences and the construction of a 147-unit assisted living center. Entitlements have been obtained and construction should begin in June 2001 and be complete by June 2002.
- **Burbank Empire Center.** This project includes approximately 600,000 square feet of retail space, 600,000 square feet of office space, and a 6-acre transition area for hotels. Construction has started on this project.

The MPP and identified projects in this cumulative analysis would not result in land use impacts. The referenced cumulative projects have been found, or will be found, consistent with applicable land use plans, policies and redevelopment plans adopted by the COB during the environmental and planning review.

5.9.3 Mitigation Measures

The project will cause no significant adverse land use impacts and will not conflict with existing land use activities in the area. Therefore, no land use mitigation measures were identified.

5.9.4 Applicable Laws, Ordinances, Regulations, and Standards

LORS related to land use their applicability to the project are summarized in Table 5.9-4. The MPP will be constructed and operated in compliance with all applicable land use LORS, as discussed below.

5.9.4.1 Federal

There are no federal LORS related to land use associated with the MPP.

5.9.4.2 State

Cal. Pub. Res. Code Section 25523 (a); 20 CCR Sections 1752, 1752.5, 2300-2309, and Chapter 2, Subchapter 5, Appendix B, Part (I) (3) and (4). This regulation requires the evaluation of the compatibility of the proposed project with relevant land use plans. The administering agency for this law is the CEC.

TABLE 5.9-4
LORS AND COMPLIANCE FOR LAND USE

Conformance (Section)	LORS	Jurisdiction	Applicability
Federal			
<i>No federal LORS have been identified.</i>			
State			
5.9.4	Cal. Pub. Res. Code § 21000 -21177 California Environmental Quality Act	CEC	Requires appropriate mitigation measures for potential environmental impacts.
5.9.1.4, 5.9.2.1, 5.9.2.3, 5.9.4.3	Cal. Pub. Res. Code § 25523(a); 20 CCR §§ 1752, 1752.5, 2300 - 2309, and Chapter 2, Subchapter 5, Appendix B, Part (i)(3) and (4).	CEC	Evaluate compatibility of the proposed project with relevant land use plans.
Local			
5.9.1.4, 5.9.2.1, 5.9.2.3, 5.9.4.3	City of Burbank General Plan	City of Burbank Community Development Department	Comply with land use provisions.
5.9.4.2	City of Burbank Municipal Code Chapter 21 (Environmental Protection)	CEC	Comply with municipal codes relating to environmental protection.
5.9.5.3, 5.9.1.4, 5.9.4.5	City of Burbank Municipal Code Chapter 31 (Zoning)	City of Burbank Community Development Department	Comply with all applicable development standards and specific zoning requirements.
5.9.1.4	City of Burbank Municipal Code Chapter 31, Article 8, Division 1, § 31-809 and Section 31-108 amended by Ordinance no. 3504	City of Burbank Community Development Department	Allowed uses in M-2 zone.
5.9.4.4	City of Burbank Municipal Code Chapter 31, Article 8, Division 1, § 31-812(a)	City of Burbank Community Development Department	Property development standard for maximum height of a structure.
5.9.2.1, 5.13.4.2	City of Burbank Municipal Code Chapter 31, Article 8, Division 1, § 31-812(b)	City of Burbank Community Development Department	Open space requirements.
5.9.2.1, 5.13.4.2	City of Burbank Municipal Code Chapter 31, Article 8, Division 1, § 31-812(c)	City of Burbank Community Development Department	Setback, yard and landscape requirements.

TABLE 5.9-4
(CONTINUED)

Conformance (Section)	LORS	Jurisdiction	Applicability
Local (continued)			
5.9.4.4	City of Burbank Municipal Code Chapter 31, Article 8, Division 1, § 31-813	City of Burbank Community Development Department	Requirement for development review application.
5.9.4.4	City of Burbank Municipal Code Chapter 31, Article 19, Division 1, § 31-1908-1915	City of Burbank Community Development Department	Development review.
5.9.4.4	City of Burbank Municipal Code Chapter 31, Article 19, Division 4, § 31-1934 – 1953	City of Burbank Community Development Department	CUP process and authority.
5.9.4.4	City of Burbank Municipal Code Chapter 31, Article 11, § 31-1114	City of Burbank Parks and Recreation Department	Art in public places requirement.
5.9.2.1	City of Burbank Municipal Code Chapter 31, Article 11, § 31-1113.1	City of Burbank Building Department	Commercial and industrial design standards.
5.9.2.1	City of Burbank Ordinance No. 3468	City of Burbank Redevelopment Agency	Establishes and adopts the South San Fernando Redevelopment Project.
5.9.4.4	City of Burbank Municipal Code Chapter 31, Article 9 Division 3 § 31-910-914	City of Burbank Community Development Department	Railroad Zone District zoning requirements.
5.9.4.4	City of Burbank Ordinance No. 3519	City of Burbank Building Department	Uniform Building Code

CEQA, Pub. Res. Code §§ 2100-21177. This regulation requires appropriate mitigation measures for potential environmental impacts. The administering agency for this law is the CEC.

5.9.4.3 Local

COB General Plan. The COB adopted the current General Plan in 1988. This plan is a comprehensive, long-term general plan for the purpose of guiding the physical development of the COB. The General Plan incorporates the goals and policies of various environmental areas into one complete document. The document is comprised of seven mandated elements:

Land Use, Noise, Circulation, Housing, Open Space, Safety, and Conservation. Within these elements, policies are discussed for implementation of the desired goals. Applicable General Plan policies related to land use are contained in the Land Use Element. The applicable policies are identified below:

- Land use allocation and urban development shall reflect geologic and seismological studies and noted hazard areas.
- Building height is limited to an absolute maximum of 70 feet, even with a CUP, except in the City Centre Redevelopment Project area, the Golden State Redevelopment Project area, the Media District, and other areas for which there is a specific plan.
- In order to minimize any possible land use conflicts, the interface between potentially conflicting land uses or land use intensities shall occur as follows:
 - This interface exists under current zoning
 - The front yards of the potentially conflicting land uses do not face each other, or
 - The multiple-family development faces onto an arterial street.
- Land use intensity shall be consistent with the capacity and constraints of the surrounding street system.
- Land uses and intensities shall be consistent with the capabilities and capacities of sewer and water distribution systems and drainage facilities.
- The recycling of land will be encouraged and facilitated in underutilized or deteriorating areas of the COB.
- Rehabilitation of deteriorating residential, commercial and industrial properties will be vigorously promoted and strict code enforcement will be implemented as part of a comprehensive rehabilitation program.
- New development shall be required to pay the full cost of all municipal infrastructure improvements it necessitates; this includes but is not limited to park development, improvements to streets (including signalization and turning lanes), highways and other transportation facilities, sewage treatment and transmission facilities, and upgrading of water and power facilities.
- All new development will provide adequate off-street parking; parking requirements shall be reviewed periodically and amended when necessary to meet identified needs of the community.

- New development shall have architectural design that is compatible with surrounding properties and which enhances the appearance of the COB.
- Industrial activities shall be separated from conflicting land uses.
- The undergrounding of utilities is mandatory for all new residential subdivisions and for major projects in the COB's three (currently four) redevelopment project areas. Undergrounding of public utilities will be undertaken whenever necessary for public safety. All other new projects should make adequate provision for the future undergrounding of utilities. The undergrounding of all public utilities is highly desirable and is encouraged wherever possible.
- Public utility easements will be protected and maintained in order to facilitate the safe and effective provision of public services. These easements may not be encroached upon nor access diminished in any way without an encroachment permit from the effected utilities.

Industrial Land Use Policies. Applicable industrial land use policies from the COB's General Plan Land Use Element include the following:

- Prevent the intrusion of incompatible uses which would reduce the efficiency of the industries and their growth and expansion.
- Ensure adequate streets, off-street loading, service and parking facilities in industrial areas.
- Encourage and promote the landscaping of industrial sites and the aesthetic design of industrial buildings in order to improve the appearance of the industrial areas, and the city as a whole, thereby contributing to the positive image of Burbank.
- Prohibit uses which could pose an unreasonable threat to public health, safety and welfare. Such uses include, but are not limited to, those which employ or produce hazardous toxic substances.

The MPP is consistent with the above referenced policies. The proposed project will be constructed adjacent to the existing COB power facility. The seismic conditions at the MPP site are consistent with the seismic element described in the COB General Plan. The project site is located within a redevelopment area of the COB that has its own Specific Plan. Additionally, the Applicant will obtain a CUP to allow the stack and HRSG heights to be over 70 feet. The existing street system and public utilities are adequate for the proposed

facility. No upgrades are necessary to support the proposed project. The existing parking at the site will remain and no new spaces will be added. The project will be reviewed by the COB through its development review process. This process allows all departments to review the design of the project and to provide comments. The architectural design of the new facility will be reviewed for its consistency with the existing architectural character of the neighborhood. Existing conflicting uses do exist adjacent to the westerly portion of the site. Several residences currently exist in an area zoned for general industrial uses on Moss Street. However, these residences have become accustomed to the surrounding industrial uses. Separation of conflicting land uses cannot occur without removal of either the residences or the industrial areas. Since the General Plan indicates that the land uses in the area of the residences should be restricted to general industrial land uses, it would appear that the residential use is a legal non-conforming use that will remain until the homes are removed. At that time, the use would revert to industrial as advised by the General Plan and zoning ordinance. Therefore, the MPP is consistent with this policy.

The project is a permitted use within the COB's M-2 Zone district of the zoning ordinance. The intent of this zone district is to provide appropriate areas for heavy manufacturing, assembling, and/or processing activities. The project is designed to comply with the development requirements of the M-2 Zone district.

COB Municipal Code. This code includes the regulatory and penal ordinances as well as the administrative ordinances of the COB. A list of the applicable COB Municipal and Zoning Code Ordinances are included in Table 5.9-4.

5.9.4.4 Involved Agencies and Agency Contacts

Agency contacts for agencies with jurisdiction to issue permits and/or enforce LORS related to land use are provided in Table 5.9-5.

5.9.4.5 Permits Required and Permit Schedule

The Applicant for this project is the SCPPA and they will be responsible for obtaining all required permits for the MPP.

Permits will be required prior to the commencement of the demolition and construction activities. The Applicant has initiated consultation with the COB Community Development Department to identify the appropriate permits and to help prepare a schedule for local permit actions. Agency contacts for land use related issues are provided in Table 5.9-5. Various local agency permits required for this project, and the anticipated schedule for obtaining those permits or approvals, are discussed below. Permits are listed in Table 5.9-6.

TABLE 5.9-5
AGENCY CONTACTS

Agency	Contact	Title	Telephone/ Electronic Mail
City of Burbank Community Development Department	Joel Bryant	Economic Development Analyst	(818) 238-5271 jbryant@ci.burbank.ca.us
City of Burbank Community Development Department	Joy Tuncay	Principal Planner	(818) 238-5250 jtuncay@ci.burbank.ca.us
City of Burbank Redevelopment Division	Ruth Davidson-Guerra	Senior Redevelopment Project Manager	(818) 238-5180
City of Burbank Building Department	Calvin Chang	Supervising Plan Check Engineer	(818) 238-5220

TABLE 5.9-6
PERMITS REQUIRED

Issuing Agency	Type of Permit
City of Burbank	Demolition Permit Building Permit Certificate of Occupancy Conditional Use Permit

COB Permits and Approvals.

- A demolition permit will be required prior to the demolition of the existing plant. The 1998 California Building Code Section 106 as adopted by the COB ordinance number 3519, effective June 26, 1999, requires a demolition permit prior to the demolition of a building or structure. The Applicant will submit applicable permit and plan check fees prior to the issuance of permits. A permit application will be submitted to the COB prior to the initiation of the demolition activities. Demolition permits are non-discretionary and take approximately three weeks to obtain.
- The MPP will be subject to the Development Review process identified in the Burbank Municipal Code Chapter 31 Article 19 Division 1 Section 31-1908. This development review process is intended to provide a mechanism for public input, environmental review (which is to be administered by the CEC), municipal code enforcement, compatibility of the project to the neighboring areas and to expedite the building permit

process. The development review process includes a committee of COB department representatives involved in the land development process that reviews the application. In addition, public notice of the project and the pending decision is mailed to the surrounding property owners. The decision can be appealed to the Planning Board and City Council.

- Building permits and a certificate of occupancy will be required prior to the commencement of construction proposed for the MPP site. The 1998 California Building Code, Section 106, as adopted by the COB ordinance number 3519, effective June 26, 1999, requires that a building permit be issued prior to construction for each building or structure. The Applicant will submit applicable building permit and plan check fees prior to the issuance of building permits. Building permits are non-discretionary and require approximately three weeks to obtain. The certificate of occupancy permit would be issued after construction is complete and is also a non-discretionary permit.
- The development of the MPP facility includes the construction of a new stack at the north corner of the existing plant site. The proposed height of this stack is 150 feet. A CUP will be required for this element of the project pursuant to Burbank Municipal Code, Chapter 31, Article 8, Division 2, Section 31-812, Property Development Standards for the M-2 Zone district. Findings required for approval of the CUP are that the structure is greater than 500 feet from the lot line of residential zone districts (R-1, R-1-E, R-1-H, R-2, R-3, R-4, R-5), and that the structure is located in an adopted specific planning or redevelopment planning area. The proposed stack is more than 500 feet from a residential zone district lot line (refer to Figure 5.9-4), and is located in the South San Fernando Redevelopment Project Area (refer to Figure 5.9-5). Therefore, the findings for approval of the CUP can be made. The processing of the CUP requires approximately 60 days and cannot be appealed.
- The use of the designated parking area along San Fernando Boulevard between Hollywood Way and Buena Vista for worker parking will require a CUP pursuant to Section 31-502 of the City of Burbank Municipal Code, Chapter 31. The use of a site zoned Railroad for parking requires the review and approval of a CUP. Additionally, the off-site laydown area located along the 300, 1400, and 1500 blocks of Victory Place will require a CUP as well. This site is also zoned Railroad, and since it is not paved, a grading permit to allow for the temporary treatment of the area will be necessary in addition to the CUP to allow for equipment storage. The CUPs for both parking areas will require that the following findings be made as appropriate. The Board or Council in granting a CUP must find that:
 - The use applied for at the location set forth in the application is properly one for which a CUP is authorized by this chapter.

- The use is not detrimental to existing uses or to uses specifically permitted in the zone in which the proposed use is to be located.
- The use will be compatible with other uses on the same lot and in the general area in which the use is proposed to be located.
- The site for the proposed use is adequate in size and shape to accommodate the use and all of the yards, setbacks, walls, fences, landscaping and other features required to adjust the use to the existing or future uses permitted in the neighborhood.
- The site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.
- The conditions imposed are necessary to protect the public health, convenience, safety and welfare.

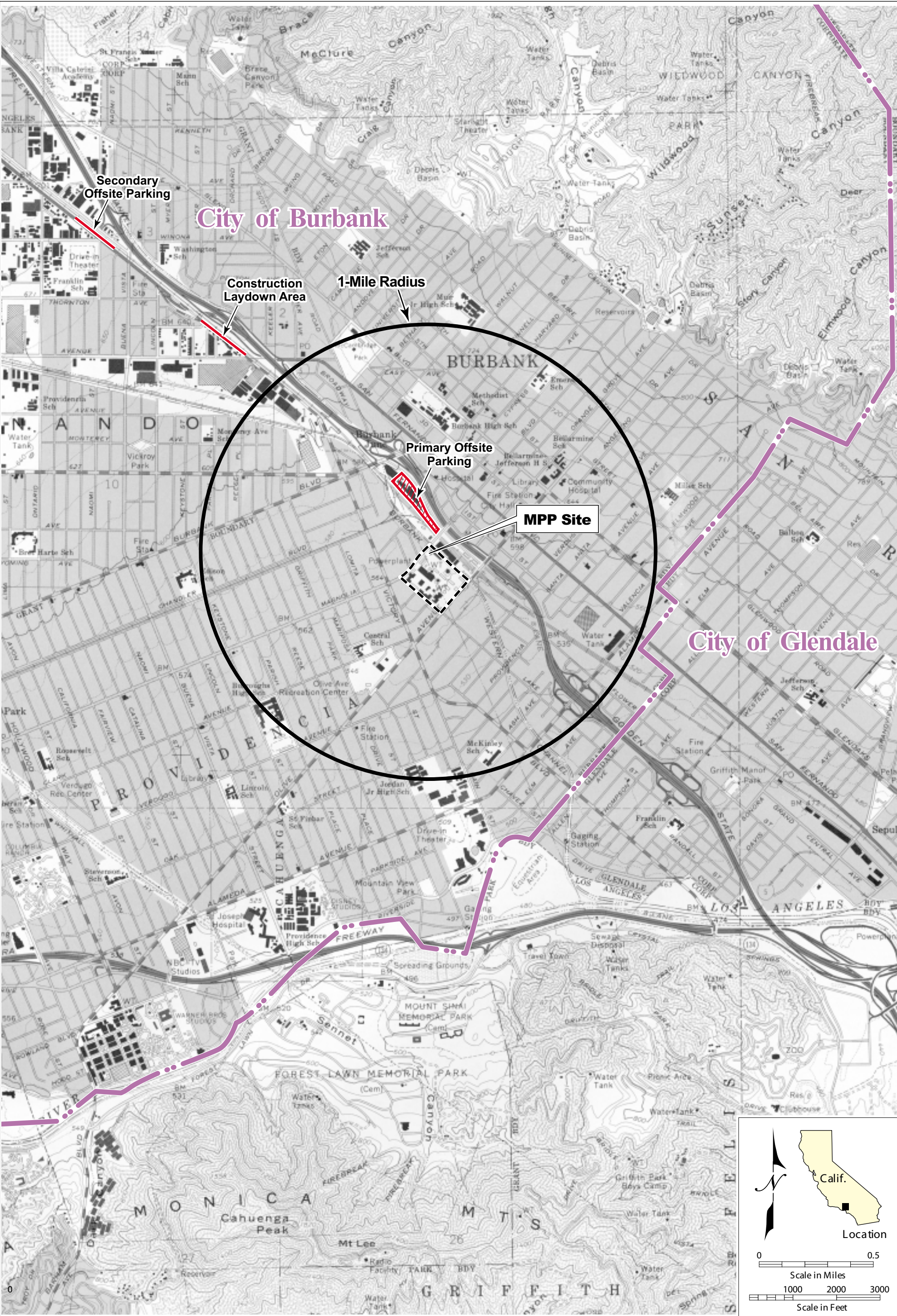
Both temporary parking areas are located on sites zoned Railroad and surrounded by areas zoned Industrial. As a result, the use of these sites for parking and equipment storage is compatible with other uses in the general area. The sites have been determined to be adequate for the proposed uses by the SCPA. Processing of the CUPs should require approximately 60 days. The grading permit for paving should be issued within two weeks of plan submittal.

Grading permits will not be required for the project site since the removal of asphalt and the trenching and placement of pipes on an existing site does not constitute grading, according to Ms. Tuncay. Additionally, there are no linear facilities proposed with this project and the existing infrastructure is adequate for the service of the proposed expansion. Review of the MPP will be performed under the above referenced building permit requirement.

The COB has an additional requirement in the zoning ordinance that pertains to the incorporation of public art into development projects. This requirement is in the COB Municipal Code Chapter 31, Article 11, Section 31-1113.1. The zoning ordinance allows for: the construction and installation, for the lifetime of the development project, of a work or works of art on the project site; the payment of an in lieu fee; or allows for an exemption for a public project. The MPP will comply with this ordinance using the most appropriate mechanism as determined by the COB.

5.9.5 References

- Bryant, J. 2001. City of Burbank Community Development Department. Personal communication with C. Poiré (URS Corporation).
- California Energy Commission. 2000. Energy Facility Licensing Process: Developer's Guide of Practices and Procedures. Staff Report/Draft. December 7, 2000.
- City of Burbank. 1988. General Plan.
- ND. Municipal Code Chapters 21 and 31.
- ND. South San Fernando Redevelopment Plan.
- Chang, C. 2001. City of Burbank Building Department. Personal communication with C. Poiré (URS Corporation).
- Davidson-Guerra, R. 2001. City of Burbank Redevelopment Division. Personal communication with C. Poiré (URS Corporation).
- Tuncay, J. 2001. City of Burbank Community Development Department. Personal communication with C. Poiré (URS Corporation).



Magnolia Power Project	Source: Base Map from U.S.G.S. 7.5 Minute Topographic: Burbank, CA 1966 (Photorevised 1972)(Minor Revision 1994)	Figure 5.9-1. PROJECT LOCATION MAP JURISDICTIONAL AREAS AT SCALE OF 1:24,000	March 2001
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